



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes City Council

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Tuesday, October 28, 2025

9:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

How to Comment on Agenda Items

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: allcouncil@coloradosprings.gov

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

President Crow-Iverson called the meeting to order at 9:02 AM.

Present: 9 - Councilmember Tom Bailey, President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., President Pro Tem Brian Risley, and Councilmember Brandy Williams

Councilmember Leinweber joined the meeting virtually at 10:15

AM.

Councilmember Williams attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Colin McCormack from the Colorado Springs Police Department.

President Crow-Iverson led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Citizen Tim Leonard requested item 4B.U. to be removed from the Consent Calendar.

Consensus of Council agreed to this change on the agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

- 4A.A.** [ZONE-25-0013](#) Ordinance No. 25-78 to amend the zoning map of the City of Colorado Springs pertaining to 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with Conditions of Record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). (Quasi-judicial) (Second Reading and Public Hearing)

Related Files: N/A
Council District #6

Presenter:

Allison Stocker, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Attachments: [ZONE-25-0013 Ordinance](#)
[ZONE-25-0013 Staff Report v2](#)
[Attachment 1- CPC CU 02-00184-A2MN12](#)
[Attachment 2 - Ordinance 82-15](#)
[Attachment 3 - Land Use Statement](#)
[Attachment 4 - Project Statement](#)
[Attachment 5 - Exhibit A Legal Description](#)
[Attachment 6 - Exhibit B Zone Change Map](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[ZONE-25-0013 Presentation_CC](#)
[Signed Ordinance No. 25-78.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B.** [25-554](#) Ordinance No. 25-79 Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Colorado Springs Utilities' Annual Budget for the Year

Ending December 31, 2026

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [10-14-2025 CC Memo - 2026 Budget App](#)

[CSU-2026Budget-ORD-2025-09-24](#)

[10-28-2025 CC Memo - 2026 Budget App](#)

[CSU-2026 Budget-ORD-2025-10-28](#)

[Signed Ordinance No. 25-79.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4A.C. [25-555](#)

Ordinance No. 25-80 identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2026

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Tristan Gearhart, Chief Financial Officer, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [10-14-2025 2026 Sources and Uses for City Council](#)

[10-14-2025 CC Memo - 2026 Sources of Funds App](#)

[CSU-2026SourceFunds-ORD-2025-09-24](#)

[10-28-2025 CC Memo - 2026 Sources of Funds App](#)

[CSU-2026 SourceFunds-ORD-2025-10-28](#)

[Signed Ordinance No. 25-80.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

**4A.D. [ANEX-25-00](#)
[01](#)**

Ordinance No. 25-81 annexing into the City of Colorado Springs the area known as North Gate Boulevard No. 10 Annexation consisting of 0.33 acres located south of the intersection of North Gate Boulevard Struthers Road.
(Legislative)

Council District #2 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Annexation Ordinance - North Gate Blvd Add No 10 Annexation](#)
[Exhibit A - Legal Description North Gate Addition No 10](#)
[Staff Report North Gate Boulevard Addition No 10 TPB](#)
[Attachment 1 - Vicinity Map](#)
[Attachment 2 - Project Statement](#)
[Attachment 3 - Annexation Plat](#)
[Attachment 4 - Legal Description](#)
[Attachment 5 - Petition for Annexation](#)
[7.5.701 ANNEXATION OF LAND](#)
[Signed Ordinance No. 25-81.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.E. [ANEX-24-00](#)** Ordinance No. 25-82 annexing into the City of Colorado Springs the
[16](#) area known as Miller Downs at Wyoming Lane Addition No. 1
Annexation consisting of 21.37 acres located at 7020 Wyoming Lane.
(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [Annexation Ordinance - Miller Downs at Wyoming Lane Annexation](#)
[Exhibit A - Legal Description-Miller Downs at Wyoming Lane](#)
[Addition No. 1](#)
[Staff Memo Miller Downs at Wyoming Lane TPB](#)
[Attachment 1 - Project Statement](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Annexation Plat](#)
[Attachment 4 - Petition for Annexation](#)
[Attachment 5 - Zone Exhibit A and B](#)
[Attachment 6 - Land Use Plan](#)
[Attachment 7 - Fiscal Analysis](#)
[Attachment 8 - Mineral Estate Affidavit](#)
[Attachment 9 - Public Comments](#)
[Attachment 10 - Public Input Response Letter](#)
[Miller Downs Additional public comments](#)
[7.5.701 ANNEXATION OF LAND](#)
[Miller Downs - CPC 8 13 2025 Minutes Excerpt](#)
[09292025 City Council Regular Meeting - Miller Downs](#)
[Signed Ordinance No. 25-82.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.F. [ZONE-25-00](#)** Ordinance No. 25-83 amending the zoning map of the City of
[15](#) Colorado Springs pertaining to 21.37 acres establishing a R-Flex
Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport
Overlays) zone district located at 7020 Wyoming Lane.
(Legislative)

Council District #6 (if annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Zoning Ordinance_Miller Downs at Wyoming Lane.docx](#)

[Exhibit A - Miller Downs at Wyoming Lane Legal Description](#)

[Exhibit B - Miller Downs at Wyoming Lane Exhibit](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Signed Ordinance No. 25-83.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A. [25-586](#)** City Council Regular Meeting Minutes October 14, 2025

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [10-14-2025 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [25-457](#)** A Resolution Approving the 2026 Budget for Pikes Peak Regional
Building Department

Presenter:

Roger Lovell, Building Official, Pikes Peak Regional Building
Department

Lauren Burrus, Director of Finance, Pikes Peak Regional Building
Department

Attachments: [2026 PPRBD Budget Resolution-10-13-25](#)

[2026 Budget 2.1](#)

[2026 Budget Presentation - COS](#)

[Signed Resolution No. 127-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.C.** [25-545](#) A Resolution of the City of Colorado Springs approving an Amended Service Plan for the Peak Metropolitan District Nos. 1, 2, and 3.

Related Files: N/A
Council District #4

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Peak MD 1-3 Resolution](#)
[Exhibit 1 Proposed Amendment Peak MD 1 - 3](#)
[Project Statement](#)
[Current Service Plan Peak MD 1-3](#)
[Redline Peak MD 1-3](#)
[Staff Presentation Peak Metro District Nos. 1-7 Regular Meeting 10-28-25](#)
[Staff Presentation Peak Metro District Nos. 1-7 Work Session 10-13-25](#)
[Signed Resolution No. 128-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D.** [25-546](#) A Resolution of the City of Colorado Springs approving an Amended Service Plan for the Peak Metropolitan District Nos. 4, 5, 6, and 7.

Related Files: N/A
Council District #4

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Peak MD 4-7 Resolution](#)
[Exhibit 1 Proposed Amendment Peak MD 4-7](#)
[Project Statement](#)
[Current Service Plan Peak MD 4 -7](#)
[Redline Peak MD 4-7](#)
[Staff Presentation Peak Metro District Nos. 1-7 Regular Meeting 10-28-25](#)
[Staff Presentation Peak Metro District Nos. 1-7 Work Session 10-13-25](#)
[Signed Resolution No. 129-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E.** [25-483](#) A Resolution of the City of Colorado Springs approving an amended service plan of the Hancock Metropolitan District Nos. 1 and 2

generally located west of the future intersection of Chelton Road and Hancock Expressway.

Related items: Hancock Metropolitan District Nos 1 and 2 Property Inclusion

Council District #4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Hancock MD ServicePlan Amendment Resolution](#)

[CPC PUP 22-00037 Existing District Concept Plan](#)

[Exhibit 1 First Amendment to Amended Consolidated Service Plan](#)

[Hancock MD 1&2 Vicinity Map](#)

[Petitioner Hancock MD Cover Memo](#)

[Redline Amendments To Amended Consolidated Service Plan, 2025-09-19](#)

[Resolution 97-23 Hancock MD ServicePlan](#)

[Unsigned Petition for Inclusion Hancock MD 1&2](#)

[Hancock MD CC Presentation 20251028](#)

[Hancock MD WS Presentation 20251013](#)

[Signed Resolution No. 130-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.F. [25-484](#)

A Resolution of the City of Colorado Springs allowing the inclusion of certain property into the boundary of the Hancock Metropolitan District Nos. 1 and 2.

Related items: Hancock Metropolitan District Nos. 1 and 2 Service Plan Amendment

Council District #4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Hancock 2025 Inclusion Resolution](#)
[Exhibit A Petition for Inclusion](#)
[DEPN-25-0018 Approved Plan Inclusion Parcel](#)
[Developer Memo Hancock MD Inclusion](#)
[Hancock MD Inclusion Property Legal Description](#)
[Hancock MD Vicinity Map](#)
[Petitioner Memo Hancock MD Inclusion](#)
[Resolution 97-23 Hancock MD ServicePlan](#)
[Affidavit of Publication, Notice of Hearing on Inclusion](#)
[Hancock MD CC Presentation 20251028](#)
[Signed Resolution No. 131-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.G. [25-540](#)

A Resolution Authorizing the Disposal of Surplus City Property to Project Viking (the "Purchaser")

Presenter:

Jessie Kimber, Director of Economic Development, City of Colorado Springs
Troy Stover, Business Park Development Director, Airport Economic Development

Attachments: [RES Project Viking](#)
[Project Viking Presentation](#)
[Signed Resolution No. 132-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.H. [25-541](#)

A Resolution approving the Intergovernmental Agreement by and between the City of Colorado Springs, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 1
(Legislative)

Presenter:

Travis Easton, P.E., Deputy Chief of Staff - Infrastructure and Development

Attachments: [51 Acre Resolution Approving-IGA](#)
[Cygnnet 51 Acre FPA](#)
[Cygnnet Land FPA Presentation](#)
[Signed Resolution No. 133-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.I.** [25-542](#) A Resolution approving the Intergovernmental Agreement by and between the City of Colorado Springs, on behalf of its enterprise the Colorado Springs Municipal Airport, and the Peak Metropolitan District No. 3 related to the reimbursement of construction costs (Legislative)

Presenter:

Travis Easton, P.E., Deputy Chief of Staff - Infrastructure and Development

Attachments: [Bluestem ResolutionApproving-IGA](#)

[Peak MD 3 Bluestem FPA](#)

[Project Bluestem FPA Presentation](#)

[Signed Resolution No. 134-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.J.** [25-486](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Barnes & Powers North Business Improvement District.

Related Files: N/A

Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Barnes North Unsigned Resolution](#)

[2026 Operating Plan - Barnes Powers North BID](#)

[2025 Barnes&Powers North BID Operating Plan](#)

[BID Annual Report Fact Sheet - Barnes & Powers North](#)

[2026 Annual BID Reporting WS Pres V1](#)

[2026 Annual BID Reporting CC Pres V1](#)

[Signed Resolution No. 135-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.K.** [25-487](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Barnes & Powers South Business Improvement District.

Related Files: N/A

Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_Barnes_South_Unsigned_Resolution](#)
[2026 Operating Plan - Barnes & Powers South BID](#)
[2025_Barnes&Powers_South_BID_Operating_Plan](#)
[BID Annual Report Fact Sheet - Barnes & Powers South BID](#)
[2026_Annual_BID_Reporting_WS_Pres_V1](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 136-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.L. [25-488](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
Briargate Center Business Improvement District.

Related Files: N/A
Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_Briargate_Center_Unsigned_Resolution](#)
[2026 Operating Plan and Budget - Briargate Business Center](#)
[2025_Briargate_Center_BID_Operating_Plan](#)
[BID Annual Report Fact Sheet - Briargate Business BID](#)
[2026_Annual_BID_Reporting_WS_Pres_V1](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 137-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.M. [25-489](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
Catalyst Campus Business Improvement District.

Related Files: N/A
Council District #3

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Catalyst Campus Unsigned Resolution](#)
[2026 Operating Plan and Budget - Catalyst Campus](#)
[2025 Catalyst Campus Operating Plan](#)
[BID Annual Report Fact Sheet - Catalyst Campus BID](#)
[2026 Annual BID Reporting WS Pres V1](#)
[2026 Annual BID Reporting CC Pres V1](#)
[Signed Resolution No. 138-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.N. [25-490](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
Creekwalk Marketplace Business Improvement District.

Related Files: N/A
Council District #3

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Creekwalk Unsigned Resolution](#)
[2026 Operating Plan - Creekwalk Marketplace BID](#)
[2025 CreekwalkMarketplace BID Operating Plan](#)
[BID Annual Report Fact Sheet - Creekwalk BID](#)
[Signed Resolution No. 139-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.O. [25-491](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the First
and Main Business Improvement District.

Related Files: N/A
Council District #6

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_1st&Main_Unsigned_Resolution](#)
[2026 Operating Plan - First & Main BID](#)
[2025_First&Main_BID_V3_OperatingPlan](#)
[BID Annual Report Fact Sheet - First & Main v2](#)
[2026_Annual_BID_Reporting_WS_Pres_V1](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 140-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.P. [25-492](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the First
and Main Business Improvement District No. 2.

Related Files: N/A
Council District #6

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_1st&Main2_Unsigned_Resolution](#)
[2026 Operating Plan - First & Main BID No. 2](#)
[2025_First&Main_BID_No.2_V3_OperatingPlan](#)
[BID Annual Report Fact Sheet - First & Main BID No. 2](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 141-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.Q. [25-493](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the First
and Main North Business Improvement District.

Related Files: N/A
Council District #6

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_1st&MainNorth_Unsigned_Resolution](#)
[2026 Operating Plan - First & Main North BID\(10405723.1\)](#)
[2025_First&Main_North_BID_Operating Plan](#)
[BID Annual Report Fact Sheet - First & Main North BID](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 142-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.R. [25-494](#)** A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the Gold
Hill North Business Improvement District.

Related Files: N/A
Council District #3

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_GoldHillNorth_Unsigned_Resolution](#)
[2026 Operating Plan - Gold Hill North BID](#)
[2025_GoldHill_North_BID_OperatingPlan](#)
[BID Annual Report Fact Sheet - Gold Hill North BID](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 143-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.S. [25-495](#)** A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
Greater Downtown Colorado Springs Business Improvement District.

Related Files: N/A
Council District #3

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_Greater_Downtown_Unsigned_Resolution](#)
[2026 Operating Plan and Budget - Greater Downtown](#)
[2025_Greater_Downtown_Operating Plan](#)
[BID Annual Report Fact Sheet - Greater Downtown](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 144-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.T. [25-496](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the GSF Business Improvement District.

Related Files: N/A
Council District #3

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 GSFDistrict Unsigned Resolution](#)
[2026 Operating Plan - GSF BID\(10400188.1\)](#)
[2025 GSF BID Operating Plan](#)
[BID Annual Report Fact Sheet - GSF BID](#)
[2026 Annual BID Reporting CC Pres V1](#)
[Signed Resolution No. 145-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.V. [25-498](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest South Business Improvement District

Related Files: N/A
Council District #2

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Interquest South Unsigned Resolution](#)
[2026 Operating Plan - Interquest South BID](#)
[2025 Interquest South BID Operating Plan](#)
[BID Annual Report Fact Sheet - Interquest South BID](#)
[2026 Annual BID Reporting CC Pres V1](#)
[Signed Resolution No. 147-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.W. [25-499](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest Town Center Business Improvement District.

Related Files: N/A

Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 InterquestTownCenter Unsigned Resolution](#)
[2026 Operating Plan - Interquest Town Center \(Updated\)](#)
[\(10452310.1\)](#)
[2025 InterquestTownCenter BID Opertaing Plan](#)
[BID Annual Report Fact Sheet - Interquest Town Center](#)
[BID\(10452308.1\)](#)
[2026 Annual BID Reporting CC Pres V1](#)
[Signed Resolution No. 148-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.X. [25-500](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the MW
Retail Business Improvement District.

Related Files: N/A
Council District #6

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 MWRetail Unsigned Resolution](#)
[2026 Operating Plan and Budget - MW Retail BID](#)
[2025 MWRetail OperatingPlan](#)
[BID Annual Report Fact Sheet - MW Retail BID](#)
[2026 Annual BID Reporting CC Pres V1](#)
[Signed Resolution No. 149-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.Y. [25-501](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the Park
Union Business Improvement District.

Related Files: N/A
Council District #3

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_ParkUnion_Unsigned_Resolution](#)
[2026 Operating Plan - Park Union](#)
[2025_ParkUnion_BID_Operating Plan](#)
[BID Annual Report Fact Sheet - Park Union BID](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 150-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.Z. [25-502](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
Powers & Woodmen Commercial Business Improvement District.

Related Files: N/A
Council District #6

Presenter:
Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026_PowersWoodmen_Unsigned_Resolution](#)
[2026 Operating Plan and Budget - Powers and Woodmen
Commercial BID](#)
[2025_Powers&Woodmen_Commercial_BID_Operating Plan](#)
[BID Annual Report Fact Sheet - Powers & Woodmen BID](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 151-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.AA [25-503](#)

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A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2026 Operating Plan and Budget for the
TrueNorth Commons Business Improvement District.

Related Files: N/A
Council District #2

Presenter:
Allison Stocker, Senior Planner, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [2026_TrueNorthCommons_Unsigned_Resolution](#)
[2026 Operating Plan and Budget - TrueNorth Commons BID](#)
[2025_TrueNorth_OperatingPlan](#)
[BID Annual Report Fact Sheet - TrueNorth Commons BID](#)
[2026_Annual_BID_Reporting_CC_Pres_V1](#)
[Signed Resolution No. 152-25.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 8-0-1-0

Aye: 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

Excused: 1 - Leinweber

5. Recognitions

- 5.A.** [25-588](#) A Resolution in recognition of National Disability Employment Awareness Month, October 2025.

Presenter:
Jason Crowe, ADA Title II Manager

Attachments: [Resolution - ADA](#)
[Signed Resolution No. 153-25.pdf](#)

Jason Crowe, ADA Title II Manager, identified the role of the City regarding Americans with Disabilities (ADA).

Councilmember Gold read a Resolution recognizing October 2025 as National Disability Employment Awareness Month.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, that the Resolution in recognition of National Disability Employment Awareness Month, October 2025, be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

Excused: 1 - Leinweber

- 5.B.** [25-579](#) A Resolution recognizing November 3-7, 2025 as National Veterans Small Business Week

Presenter:

Roland Rainey, Councilmember District 6

Attachments: [Veterans Small Business Week](#)
[Signed Resolution No. 154-25.pdf](#)

Councilmember Rainey read a Resolution recognizing November 3 through 7, 2025 as National Veterans Small Business Week.

Jessie Kimber, Economic Development Officer, Economic Development, expressed appreciation for the support of veteran-owned small business and spoke about the benefits they bring to the City and introduced several organizations who support small businesses in the community. Councilmember Rainey also recognized the spouses and the support they provide for veterans.

Nicole Rody, Colorado Small Business Development Center at the Colorado Springs Chamber and EDC, identified how veteran small businesses have thrived within this community and expressed appreciation for the support of small businesses.

Joe Reagan, Director, Veteran Outreach Center for the state of Colorado, Mt. Carmel Veteran Service Center, provided an overview of the Veteran Business Outreach Center (VBOC) and the economic contributions veteran small businesses bring to the community.

Motion by Councilmember Gold, seconded by Councilmember Henjum, that the Resolution recognizing November 3-7, 2025 as National Veterans Small Business Week be adopted. The motion passed by a vote of 8-0-1-0

Aye: 8 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Rainey Jr., Risley, and Williams

Excused: 1 - Leinweber

5.C. [25-580](#) A Joint Proclamation Recognizing November 8, 2025 as the Senior Resource Council 2025 Holiday Dance

Presenter:

Nancy Henjum, Councilmember District 5
Mayor Yemi Mobolade

Attachments: [Senior Resource Council 2025 Holiday Dinner Dance Joint Proclamation](#)

Councilmember Henjum introduced Jamie Willey, Board Vice President, Senior Resource Council, who provided an overview of the Senior

Resource Council 2025 Holiday Dance.

Councilmember Henjum and Charae McDaniel, Chief Financial Officer, read a joint Proclamation recognizing November 8, 2025 as the Senior Resource Council 2025 Holiday Dance.

6. Mayor's Business

6.A. [25-591](#) Updates from the Mayor's Office

Presenter:

Jamie Fabos, Chief of Staff

Jamie Fabos, Chief of Staff, stated there will be four hundred new job openings coming to Peak Innovation Park, she expressed appreciation for everyone who attended the Meadows Park Community Center Town Hall meeting, and recognized the Parks, Recreation and Cultural Services Department for achieving reaccreditation by Commission for Accreditation of Park and Recreation Agencies (CAPRA).

7. Items Called Off Consent Calendar

4B.U. [25-497](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2026 Operating Plan and Budget for the Interquest North Business Improvement District.

Related Files: N/A
Council District #2

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [2026 Interquest North Unsigned Resolution](#)

[2026 Operating Plan and Budget - Interquest North BID\(10394380.1\)](#)

[2025 Interquest North BID Operating Plan](#)

[BID Annual Report Fact Sheet - Interquest North BID](#)

[2026 Annual BID Reporting CC Pres V1](#)

[Signed Resolution No. 146-25.pdf](#)

Allison Stocker, Senior Planner, Planning Department, presented the Resolution of the City approving the proposed 2026 Operating Plan and Budget for the Interquest North Business Improvement District. She provided an overview of the location, summary, and financial details.

Citizen Tim Leonard requested this item be postponed until the issues with the Operating Plan have been resolved and requested more

transparency regarding their financials.

Nicole Peykov, Spencer Fane, LLC, representing the district, stated many of Mr. Leonard's questions have already been addressed through a response email, the district did not receive any self-nomination forms for the district board seat vacancies, there are still public improvements which still remain to be constructed in the district, and when public improvements are constructed, they must be certified by an independent engineer to ensure they were constructed at a reasonable or market-based cost.

Councilmember Donelson asked if there are still public improvements which still need to be constructed. Ms. Peykov confirmed there are still significant public improvements to finish the lots within the district.

Kevin Walker, Director, Planning Department, provided an overview of City Council's role regarding the district and the role of the elected district board.

Motion by President Pro Tem Risley, seconded by Councilmember Bailey, that the Resolution approving the proposed 2026 Operating Plan and Budget for the Interquest North Business Improvement District be adopted. The motion passed by a vote of 6-2-1-0

Aye: 6 - Bailey, Crow-Iverson, Gold, Rainey Jr., Risley, and Williams

No: 2 - Donelson, and Henjum

Excused: 1 - Leinweber

8. Utilities Business

- 8.A.** [25-531](#) Consideration of a Resolution Setting Certain Electric Rates within the Service Area of Colorado Springs Utilities and Regarding Certain Changes to the Electric Rate Schedules

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [2026 Rate Case - Electric Resolution](#)
[2026 Draft DO Electric 10-27-25](#)
[2026 DO Electric 10-28-25](#)
[2026 Rate Case - Final Electric Tariffs](#)
[Signed Resolution No. 155-25.pdf](#)

Chris Bidlack, City Attorney's Office, Utilities Division, presented the

considerations of the Resolutions setting electric rates within the service area of Colorado Springs Utilities (CSU), accepting the conclusions and recommendations of the staff of CSU concerning the Infrastructure Investment and Jobs Act of 2021 Standards Amending the Federal Public Utility Regulatory Policies Act, and certain changes to the Utilities Rules and Regulations (URR) and Open Access Transmission Tariff (OATT) of CSU.

Tristan Gearhart, Chief Financial Officer, CSU, stated the Electric Large Load Tariff (ELLT) provisions are still subject to their economic development contracts and the next time they bring tariffs back for the next rate case early next year, they would like to do an administrative action to update the ELLT language to show that.

Councilmember Donelson asked if this would add a layer of protection for existing rate payers. Mr. Gearhart confirmed it would.

President Pro Tem Risley stated businesses which utilize ELL will also bring jobs and economic development to the community.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Resolution setting certain Electric Rates within the service area of Colorado Springs Utilities and regarding certain changes to the Electric Rate Schedules be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

8.B. [25-568](#)

Consideration of a Resolution Accepting the Conclusions and Recommendations of the Staff of Colorado Springs Utilities Concerning the Infrastructure Investment and Jobs Act of 2021 Standards Amending the Federal Public Utility Regulatory Policies Act

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

David Beckett, Senior Attorney, City Attorney's Office - Utilities Division

T

Attachments: [2026 Rate Case - PURPA Resolution](#)

[2026 Draft DO PURPA-10-27-25](#)

[2026 DO PURPA-10-28-25](#)

[Signed Resolution No. 156-25.pdf](#)

There were no comments on this item.

Motion by Councilmember Bailey, seconded by Councilmember Rainey Jr., that the Resolution accepting the conclusions and recommendations of the staff of Colorado Springs Utilities concerning the Infrastructure Investment and Jobs Act of 2021 standards amending the Federal Public Utility Regulatory Policies Act be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 8.C.** [25-569](#) Consideration of a Resolution Regarding Certain Changes to Colorado Springs Utilities' Utilities Rules and Regulations (URR)

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Chris Bidlack, City Attorney's Office - Utilities Division

T

Attachments: [2026 Rate Case - URR Resolution](#)

[2026 Draft DO URR-10-27-25](#)

[2026 DO URR-10-28-25](#)

[2026 Rate Case - Final URR Tariffs](#)

[Signed Resolution No. 157-25.pdf](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Bailey, that this Resolution be accepted approve The motion passed by a vote of

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 8.D.** [25-570](#) Consideration of a Resolution Making an Administrative Change in The Colorado Springs Utilities' Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

David Beckett, Senior Attorney, City Attorney's Office - Utilities Division

T

Attachments: [2026 Rate Case - OATT Administrative change Resolution](#)
[2026 Draft DO OATT-Administrative-10-27-25](#)
[2026 DO OATT-Administrative-10-28-25](#)
[2026 Rate Case - Final OATT Tariffs](#)
[Signed Resolution No. 158-25.pdf](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that the Resolution making an administrative change in the Colorado Springs Utilities' Open Access Transmission Tariff. The motion passed by a vote of 9-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 8.E.** [25-571](#) Consideration of a Resolution Rescinding The Colorado Springs Utilities' Open Access Transmission Tariff in Conjunction with the Transfer of Functional Control of Utilities' Transmission Facilities to Southwest Power Pool Regional Transmission Organization

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office - Utilities Division
T

Attachments: [2026 Rate Case - OATT Rescission Resolution](#)
[2026 Draft DO OATT-Rescission-10-27-25](#)
[2026 DO OATT-Rescission-10-28-25](#)
[Signed Resolution No. 159-25.pdf](#)

Travas Deal, Chief Executive Officer, Colorado Springs Utilities (CSU), presented the Resolution rescinding the CSU' Open Access Transmission Tariff in conjunction with the transfer of functional control of Utilities' transmission facilities to Southwest Power Pool Regional Transmission organization which allows CSU to diversify and expand into other markets.

Councilmember Rainey asked if this transfer will give up the authority CSU holds. Mr. Deal stated it will not, it will be obtaining the market level of Southwest Power.

Motion by Councilmember Donelson, seconded by Councilmember Rainey Jr., that this Resolution rescinding the Colorado Springs Utilities' Open Access Transmission Tariff in conjunction with the transfer of functional control of Utilities' transmission facilities to Southwest Power

Pool Regional Transmission organization be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

- 8.F.** [25-572](#) Consideration of a Resolution Adopting Transmission Formula Rate Template And The Implementation Protocols For Establishing An Annual Transmission Revenue Requirement For Transmission Owner Filing Submittals For The Southwest Power Pool Regional Transmission Organization's Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

David Beckett, Senior Attorney, City Attorney's Office - Utilities Division

T

Attachments: [2026 Rate Case - Transmission Owner Filing Resolution](#)
 [2026 Rate Case - TO Formula Rate Template - Blank](#)
 [2026 Rate Case - TO Formula Rate Template - Populated](#)
 [2026 Rate Case - TO Formula Rate Template - Protocols](#)
 [2026_Draft DO Transmission Owner-10-27-25](#)
 [2026_DO Transmission Owner-10-28-25](#)
 [Signed Resolution No. 160-25.pdf](#)

There were no comments on this item.

Motion by Councilmember Donelson, seconded by Councilmember Rainey Jr., that this Resolution adopting Transmission Formula Rate Template and the implementation protocols for establishing an annual transmission revenue requirement for transmission owner filing submittals for the Southwest Power Pool Regional Transmission organization's Open Access Transmission Tariff be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

9. Unfinished Business

There was no Unfinished Business.

10. New Business

- 10.A.** [CODE-25-00](#) An Ordinance amending Chapter 7 (the "Unified Development Code" or "UDC") of the Code of the City of Colorado Springs 2001, as amended, as related to kennels.
 [04](#)

(Legislative)

Related Files: CODE-25-0004
Located in All Council Districts

Presenter:

Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Kennel Ordinance 10.28.2025](#)
[Kennels Memo vf.docx](#)
[Staff Report Kennels Final 20250731](#)
[CPC Minutes Excerpt - Kennel - 08_13_2025](#)

Kevin Walker, Planning Director, City Planning Department requested this item be postponed to the November 10, 2025 City Council meeting.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Rainey Jr., that this Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, as related to kennels be postponed to the November 10, 2025 City Council meeting. The motion passed by a vote of 9-0-0-0

Aye: 9 - Bailey, Crow-Iverson, Donelson, Gold, Henjum, Leinweber, Rainey Jr., Risley, and Williams

10.B. [25-592](#)

A Resolution of the City Council of Colorado Springs Supporting Home Rule Municipalities in Litigation Against the State of Colorado and Asserting Home Rule Authority Over Local Land Use and Zoning

Presenter:

Brian Risley, Council President Pro Tem and Councilmember At Large
Roland Rainey, Councilmember District 6

Attachments: [Resolution Supporting Home Rule Cities in Litigation Updated Final Signed Resolution No. 161-25.pdf](#)

Councilmember Risley provided a brief overview of the Executive Order by Governor Polis which usurped Home Rule Authority and presented the Resolution of the City Council supporting home rule municipalities in litigation against the state of Colorado and asserting home rule authority over local land use and zoning.

Councilmember Rainey expressed appreciation for President Pro Tem Risley’s leadership regarding this Resolution and stated how important it is to stop the Governor from trying to dictate control over Home Rule

municipalities.

Councilmember Donelson expressed support of the Resolution.

Motion by Councilmember Leinweber, seconded by Councilmember Bailey, that the Resolution of the City Council supporting home rule municipalities in litigation against the state of Colorado and asserting home rule authority over local land use and zoning be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Bailey, Crow-Iverson, Donelson, Henjum, Leinweber, Rainey Jr., Risley, and Williams

No: 1 - Gold

11. Public Hearing

- 11.A.** [APPL-25-0007](#) An appeal of the City Planning Commission decision denying the appeal and approving the Old Ranch Storage Filing No. 1 Development Plan, consisting of 4.70 acres located at the northeast corner of Old Ranch Road and Rhinestone Drive. (Quasi-Judicial)

Related Files: APPL-25-0007 (Council), APPL-25-0006 (CPC),
DEPN-22-0021
Council District # 2

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Director, City Planning Department

Attachments: [CPC Staff Report Old Ranch Road Storage](#)
[Attachment 1 - Briargate Master Plan 1980](#)
[Attachment 2 - Briargate Master Plan 1998](#)
[Attachment 3 - Bison Ridge Concept Plan](#)
[Attachment 4 - Bison Ridge Concept Plan Amendment](#)
[Attachment 5 - Public Comments](#)
[Attachment 6 - Public Comment Response](#)
[Attachment 7 - Additional Public Comments](#)
[Attachment 8 - Traffic Technical Memorandum - Access Sight Distance](#)
[Attachment 9 - Turning & Hose Lay Exhibits](#)
[Attachment 10 - Approved Development Plan](#)
[Attachment 11 - Project Statement](#)
[Attachment 12 - Appeal of Administrative Decision](#)
[Attachment 13 - Email Correspondence Pertaining to Chapter 7](#)
[Attachment 14 - Appeal of City Planning Commission Decision](#)
[Old Ranch Road - CPC 9 10 2025 Minutes Excerpt](#)
[Old Ranch Storage Appeal Council TPB](#)

Tamara Baxter, Senior Planner, Planning and Neighborhood Services, presented the appeal of the City Planning Commission decision denying the appeal and approving the Old Ranch Storage Filing No. 1 Development Plan, consisting of 4.70 acres located at the northeast corner of Old Ranch Road and Rhinestone Drive. She provided an overview of the vicinity map, project summary, site plan, Briargate Master Plan-1980/1998, history of City approvals-2003/2014, Unified Development Code (UDC) adoption/Zone Districts update-2023, Chapter 7/UDC development standards, timeline of review, timeline of appeal, stakeholder involvement, Planning Commission determination, agency review, PlanCOS compliance, Preble's meadow jumping mouse habitat, application review criteria, and optional motions.

Councilmember Donelson asked what the reasons were for the two no votes. Ms. Baxter stated one of the commissioners stated he would not want the project near his house.

Councilmember Donelson asked if compatibility with the neighborhood was a criteria for City Council's review. Ms. Baxter confirmed that regarding the Development Plan it was.

Julie Price, representing the appellant, provided an overview of the

background, appeal basis, application process, appellant understanding/request, and project considerations.

Andrea Barlow, NES, representing the applicant, identified the location, neighborhood concerns, area history, project description, site plan, landscape plan, site operations, typical elevations, and neighborhood compatibility. She went over traffic generation, traffic safety, photometric plan, site lighting fixtures, and fencing, environmental concerns, and Development Plan review criteria.

Councilmember Henjum asked what the differences are between commercial zoning and mixed-use zoning. Ms. Barlow stated in the original PBC zoning, only commercial uses were allowed, and the MX-M zoning allows multi-family residential.

President Pro Tem Risley asked what other land uses would make sense at two large arterial thoroughfares. Ms. Barlow stated it was intended for commercial use such as a gas station, multi-family residential, or car wash.

President Pro Tem Risley asked if this site would be a good location for open space or a park. Mr. Barlow stated it would not be due to the proximity to two major arterial roads.

Councilmember Donelson asked if there was residential across the street from this property. Ms. Barlow confirmed there is residential on the south side of Old Ranch Road.

Councilmember Donelson asked if there would be direct access to the property from the large arterial roads. Ms. Barlow stated there would be no access from Old Ranch Road or Powers Boulevard.

President Pro Tem Risley asked if some of the other uses by right allowed for this type of property include adult entertainment, bars, hotels, restaurants, stadiums, construction sales, marijuana sales, and transit station. Ms. Barlow confirmed they are permitted but may trigger additional improvements to the property.

President Pro Tem Risley asked if this use was denied and it is a use by right, if it could be considered a taking. Ms. Barlow stated it would depend on the basis for the denial but potentially could be considered a

taking. Ben Bolinger, Legislative Counsel, City Attorney's Office stated the denial of a permitted use is not a taking because as a Home Rule City, the City can set its own means and methods for reviewing permitted uses.

Councilmember Donelson stated the other uses by right for this property would not be harmonious with the neighborhood.

Councilmember Bailey stated City Council's role is to approve or deny the appeal, not the zoning or a Development Plan.

Councilmember Donelson stated one of the Development Plan review criteria is the details of the use. Ms. Barlow agreed and stated the details of the use are things like operation hours rather than the principle of the use which is a zoning consideration.

Citizens Rob Hernandez, Alyssa Downs, and James Loben spoke in opposition of the project.

Ms. Price stated the community was not given the opportunity to be involved in this project earlier, the applicant received 168 comments from the community, their research shows there will be a lot of activity at this facility, they would like to see a concrete barrier behind the building to prevent crime, they would like there to be a left turn lane on Old Ranch Road to divert traffic from coming through their neighborhood, and would like the barrier and the aesthetics to be more compatible with their community.

Ms. Barlow stated this neighborhood was planned as residential with supporting commercial in the area, this location has been a commercial site for over forty years, this property will not remain a vacant property despite what the neighbors may prefer/expected, this development will provide a noise screening from the traffic on Powers Boulevard/Old Ranch Road, there will only be a five percent increase in traffic volume for this development, adding a left turn lane on Old Ranch Road is not warranted, the applicant is willing to change the hours of operation from 10:00 PM to 9:00 PM, this project matches the aesthetics of the neighborhood, and the neighbors moved into this area knowing that this was a commercial site.

Councilmember Bailey asked how the procedural issues which occurred

have been addressed. Kevin Walker, Director, Planning Director, stated the fact of the matter is that this application took too long for the Planning Department to resolve, they were not aware of previous commitments which were made, and they are taking steps to make sure this does not happen again.

President Pro Tem Risley asked if everything had gone perfectly from a procedural standpoint if there would still be an appeal of the Planning Commission's decision. Mr. Walker stated probably not in terms of where they are today, because there would have been more neighborhood input earlier in the process.

Councilmember Donelson asked how traffic could be kept out of the neighborhood. Todd Frisbie, City Traffic Engineer, Public Works Department, stated creating a left turn lane on Old Ranch Road would alleviate some of the neighborhood traffic.

Councilmember Donelson asked who would be responsible for paying for a left turn lane on Old Ranch Road. Mr. Frisbie stated typically it would be the developer.

Councilmember Donelson asked if a traffic impact study was done. Mr. Frisbie stated due to the low trip generation count, it did not require a traffic impact study, and he does not feel that a left turn lane is needed because left turn ins across traffic are more susceptible to high-speed crashes and a left turn out is even more risky.

Councilmember Donelson asked what the hours of operation are. Ms. Barlow stated they would be 8:00 AM to 6:00 PM on Sundays and 6:00 AM to 9:00 PM Monday through Saturday.

Councilmember Donelson asked what material the units are backed with. Ms. Barlow stated the main construction is metal with some stone and stucco on the ends and they will be using a nonreflective material for the roof.

Councilmember Donelson asked if they are concerned with break-ins by cutting into the units from the outside. Ms. Barlow explained that they would have on-site security during open hours, twenty-four-hour security cameras, and lighting in the evening hours within the perimeter of the property.

Councilmember Rainey asked if the hours of operation are negotiable. Ms. Barlow stated they have committed to the closing time of 9:00 PM and any changes outside of that she would have to discuss with her client.

Councilmember Rainey asked if the four recommendations from the neighborhood which included landscaping, a left turn lane, hours of operation, and some aesthetics were provided before August 12, 2025 community engagement meeting. Ms. Barlow stated at the neighborhood meeting, there were a lot of questions regarding what was being proposed as opposed to the solutions/suggestions which were presented at the Planning Commission meeting.

Councilmember Rainey asked if there would be a recessed secured gate entry so if there is a backup of vehicles going in, they would not impede traffic. Ms. Barlow confirmed that at the recommendation of the City Traffic Engineer, they moved the entryway far enough back in order to leave a sufficient distance for stacking vehicles.

Councilmember Rainey asked if there is any concern regarding light impeding anyone's yards. Ms. Barlow stated there is not because they did a photometric plan which shows the light will not exceed the property boundary.

Councilmember Rainey asked if there are any other options than a left turn lane on Old Ranch Road to prevent traffic from going through the neighborhood. Mr. Walker stated they reviewed other options but did not find a different access point onto the site. Mr. Frisbie stated they will be removing the "no U-turn" sign at the intersection to the west of the property.

Councilmember Bailey asked how often the City requires a developer to make changes if an intersection does not meet the traffic requirements. Mr. Frisbee stated it is a judgement call after reviewing the criteria to determine which developments will require improvements.

Councilmember Bailey asked if signage such as "not a through street" or "local traffic only" would direct traffic to turn left and discourage it from going through the neighborhood instead of requiring the developer to construct a left turn lane when the traffic count does not warrant it. Mr.

Frisbee confirmed a “turn left” sign may help.

Councilmember Bailey asked if the hours of operation could be reduced at certain times of the year if the market demands it. Ms. Barlow confirmed they could.

Councilmember Williams requested the fencing barrier along Rhinestone Road match the existing opaque fencing along Old Ranch Road.

Councilmember Henjum requested the roof be non-reflective as a Condition of Approval.

Councilmember Bailey stated an opaque wall barrier would negate the need for significant landscaping.

Councilmember Donelson requested the following Condition of Approval be added: 1. The closing time on weekdays would be at 9:00 PM, 2. The roof would be non-reflective, 3. A left turn lane is added on Old Ranch Road, and 4. The wall barrier on Rhinestone Road matches the opaque fencing currently on Old Ranch Road.

Ms. Barlow stated they are in agreement with the proposed hours of operation and the non-reflective roof as Conditions of Approval but since there is no requirement or justification to provide the opaque wall barrier and left turn lane on Old Ranch Road they are opposed to those requests. She stated that if the wall screening is imposed as a Condition of Approval, they would like to revise the landscaping plan because it was substantially over and above what is required by City Code.

President Pro Tem Risley stated as a member of City Council At-Large, he needs to think about the greater good for the entire City, and he cannot in good conscience vote against the input from the City’s Traffic Engineer who said adding a left turn lane on Old Ranch Road is a more dangerous solution.

Motion by Councilmember Donelson, seconded by Councilmember Gold, to amend the Old Ranch Storage Filing No. 1 Development Plan and require a left turn lane as a Condition of Approval. The motion failed by a vote of 3-6-0-0

Aye: 3 - Donelson, Gold, and Rainey Jr.

No: 6 - Bailey, Crow-Iverson, Henjum, Leinweber, Risley, and Williams

Motion by Councilmember Williams, seconded by Councilmember Donelson, to amend the Old Ranch Storage Filing No. 1 Development Plan and require a wall barrier on Rhinestone Road which matches the existing opaque fencing along Old Ranch Road as a Condition of Approval. The motion failed by a vote of 4-5-0-0

Aye: 4 - Donelson, Henjum, Rainey Jr., and Williams

No: 5 - Bailey, Crow-Iverson, Gold, Leinweber, and Risley

Motion by Councilmember Bailey, seconded by President Pro Tem Risley, to deny the Appeal and uphold the City Planning Commission decision on the Old Ranch Storage Filing No. 1 Development Plan, based upon the findings and that the appellant did not substantiate that the appeal satisfies the review criteria outlined in City Code (UDC) Section 7.5.415.A.2, and that the review criteria for deciding on the development plan as set forth in City Code Section 7.5.502.E (as it existed at the time of application submission) are met as decided by Planning Commission, with the following revisions to the development plan:

- 1. The hours of operation shall be Monday – Saturday, 6:00 am – 9:00 pm; and Sunday, 8:00 am – 6:00 pm**
- 2. The roof material for all structures shall be non-reflective.**

The motion passed by a vote of 6-3-0-0

Aye: 6 - Bailey, Crow-Iverson, Leinweber, Rainey Jr., Risley, and Williams

No: 3 - Donelson, Gold, and Henjum

12. Added Item Agenda

There were no items added to the Agenda.

13. One Hour of Citizen Discussion for Items not on Today's Agenda per City Council Rules

Citizen Derek Shetrone spoke about his concerns with Flock AI cameras.

Citizen Lawrence Clark spoke against the Old Ranch Storage development and the impact of concrete trucks.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, Council adjourned at 2:51 PM.

Sarah B. Johnson, City Clerk